



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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March 20, 2007

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ALONDRA PARK POOL/WATER PLAY/SKATE PARK
AWARD AGREEMENT - SPECS. 6857; C.P. 86749
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the \$19,130,318 project budget.
2. Award and authorize the Director of Public Works to execute an Agreement with Frank R. Webb Architects, Inc., to provide design and consultant services for the Alondra Park Pool/Water Play/Skate Park project for a \$1,500,000 not-to-exceed fee funded by Capital Project (C.P.) 86749, Fiscal Year 2006-07 budget, and establish the effective date following Board approval.
3. Authorize the Director of Public Works to register the project with the United States Green Building Council for certification under the Leadership in Energy and Environmental Design (LEED) program and deliver the project in a manner that ensures such certification.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow Public Works to proceed with the design of a pool, water play area, and skateboard park to replace the existing pool facility.

Alondra Park is a community regional park of approximately 84 acres and a service radius of 20 miles located at 3580 West Manhattan Beach Boulevard, Lawndale, California. The project site is in the southern portion of the park on Redondo Beach Boulevard adjacent to El Camino College. The existing pool, bathhouse, and equipment building (constructed in the early 1960s) have exceeded their useful life, contain hazardous materials, and are not energy efficient. The proposed project entails demolishing and replacing the existing facilities with a new 25- by 25-meter pool, a 6,000-square-foot pool house and recreation building, a 3,000-square-foot water play area, a 14,000-square-foot skateboard park, a new restroom building, picnic shelter, and various general improvements.

The project will incorporate energy and water conservation efficiency devices, low impact designs, drought tolerant landscaping, and other sustainable green building features that will meet certification requirements of the United States Green Building Council's LEED program.

The recommended Architect/Engineer Agreement with Frank R. Webb Architects will provide basic design services for the project.

Following completion of construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Service Excellence by refurbishing urban parks so as to provide recreational activities for the surrounding community.

FISCAL IMPACT/FINANCING

The recommended Agreement with Frank R. Webb Architects is for a \$1,500,000 not-to-exceed fee. Sufficient funds are available in the Fiscal Year 2006-07 Capital Projects Budget under C.P. 86749. The project is funded by net County cost for \$14,639,318 and net County cost (Proposition 62 allocated to unincorporated services

areas) for \$4,491,000. The total cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, Civic Art allocations, and County services, is \$19,130,318. The Project Schedule and Budget Summary are included in the enclosure.

Operating Budget Impact:

The Chief Administrative Officer and the Director of Parks and Recreation will develop a project operating budget beginning in Fiscal Year 2008-09. We plan to include the operating budget when we return to your Board to adopt and advertise the project for bids.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Frank R. Webb Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

Frank R. Webb Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

Approving the recommended actions will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

On August 23, 2005, the Architectural Evaluation Board (AEB) recommended 17 firms to be considered for performing the professional services for this project. On October 31, 2005, technical proposals for services were requested from these firms. Seven firms submitted proposals for consideration. The proposals were evaluated by a panel of members from Parks and Recreation and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. The evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Frank R. Webb Architects was found to be the firm best qualified to perform these services.

On February 3, 1998, your Board requested that Contract opportunities be listed on the Office of Small Business website. However, this Contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

Frank R. Webb Architects has agreed to provide the services for a \$1,500,000 not-to-exceed fee. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined Frank R. Webb Architects fully complies with the requirements of County Code 2.201 (Living Wage Program) and agrees to pay its full-time employees providing County services a living wage.

Frank R. Webb Architects' Community Business Enterprises participation data (25 percent) and 3-year contracting history with the County are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works Contracts.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

March 20, 2007

ENCLOSURE

**ALONDRA PARK – POOL/WATER PLAY/SKATE PARK
AWARD AGREEMENT
SPECS. 6857; C.P. 86749
SUPERVISORIAL DISTRICT 2
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program Validation	
Design	
Contract Execution	03/27/07
Construction Document Submittal	03/20/08
Jurisdictional Approval	04/29/08
Construction Bid and Award	08/19/08
Construction	
Substantial Completion	03/21/10
Construction Completion	04/20/10
Acceptance	05/19/10

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	N/A
Construction	
(a) Construction Contract	\$ 12,720,000
(b) Change Order Contingency	1,286,220
(c) Civic Art	\$ <u>142,200</u>
Subtotal	\$ 14,148,420
Equipment	N/A
Plans and Specifications	\$ 1,500,000
Consultant Services	\$ 760,000
Miscellaneous Expenditures	\$ 70,000
Plans Check and Jurisdictional Reviews	\$ 125,000
County Services	\$ 2,526,898
TOTAL	\$ 19,130,318